

Neighborhood Commercial Scoring Sheet

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
Visual quality			
Building exterior	Low quality = 2 Medium quality = 1 High quality = 0	3	Site visit
Landscaping/Green Space	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Parking condition	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Lighting and safety considerations	Low quality = 2 Medium quality = 1 High quality = 0	2	Site visit
Misc. site conditions (dumpsters, rooftop equipment, loading docks, and the like)	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
Overhead utilities	High Visual Impact = 2 Medium Visual Impact = 1 Low Visual Impact = 0	1	Site visit
Signs - condition & consistency	Low quality = 2 Medium quality = 1 High quality = 0	1	Site visit
Obsolescence			
Frequent vacancy	High = 2 Medium = 1 Low = 0	3	Assessing input
Land underutilization / FAR	High = 2 Medium = 1 Low = 0	2	Site visit
Age	Over 40 = 2 20-40 = 1 Under 20 = 0	2	GIS
Neighborhood Supportive Retail Mix	Highly supportive = 2 Moderately supportive = 1 Minimally supportive = 0	1	Site visit
Nonconformity			
Use	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	2	Planning code review
Site	High Nonconformity = 2	1	Planning code review

Factors that address NEED for redevelopment			
	Rank	Weight	Measurement
	Medium Noncf. = 1 Low Nonconformity = 0		
Parking	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
Setbacks	High Nonconformity = 2 Medium Noncf. = 1 Low Nonconformity = 0	1	Planning code review
Values			
Recent investment	No reinvestment = 2 Some reinvestment = 1 Major reinvestment = 0	2	GIS / Building Data
Assessed value per square foot	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Ratio of land value vs. building value	Low = 2 Medium = 1 High = 0	2	GIS / Assessing
Value change over time	Below Average = 2 Average = 1 Above Average = 0	2	Assessing
Lease rates	Low = 2 Medium = 1 High = 0	2	Assessing
Area median incomes (in most relevant census tract(s))	< 90% of city median = 2 Within 10% of city median = 1 > 110% of city median = 0	1	GIS
Violations			
Police Calls	High = 2 Medium = 1 Low = 0	2	Police
Orders Issued for Code Violations	High = 2 Medium = 1 Low = 0	1	Environmental Health

Factor that address IMPACT of reinvestment			
	Rank	Weight	Measurement
Visibility			
Gateway (major presence at the entrance to the city)	High = 2 Medium = 1 Low = 0	3	GIS
Sphere of influence	Large = 2 Medium = 1 Small = 0	3	GIS proximity trace
Traffic counts	Over 20,000 = 2 10,000-20,000 =1 Under 10,000 =0	2	ADT – add two highest street counts
Provide Key Service			
<i>Grocery/Food mart</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Restaurant/Coffee Shop</i>	More than one = 2 One = 1 None = 0	1	GIS
<i>Hardware or Pharmacy</i>	More than one = 2 One = 1 None = 0	1	GIS
Connectivity			
Good Bike/Trail Access w/ Bike Amenities	In place = 2 Planned = 1 Minimal = 0	3	Site visit / GIS
All Day/Every Day Transit/With Shelters	In place = 2 Planned = 1 Minimal = 0	3	Site visit / Metro Transit
Robust Sidewalk Network	In place = 2 Planned = 1 Minimal = 0	2	Site visit / GIS
Proximity to similar uses			
Redundancy	No overlap = 2 Overlap 1 buffer ½ mi. = 1 Overlap 2 buffs. ½ mi. = 0	1	GIS
Expansion opportunities			
Affordable nearby land	High = 2 Medium = 1 Low = 0	2	GIS
Leveraging investments			
Focus Area	High = 2 Medium = 1 Low = 0	2	Planning / HRA

Factors that create reinvestment CHALLENGES			
	Rank	Weight	Measurement
Ownership			
Complexity of Ownership Structure	Low = 2 Medium = 1 High = 0	3	Assessing
Multiple property owners	Low = 2 Medium = 1 High = 0	2	GIS
Barriers			
Level of barriers (easements, utilities, flooding, transmission line, contamination)	Low = 2 Medium = 1 High = 0	2	GIS
Viable for redevelopment (size)	High = 2 Medium = 1 Low = 0	2	Planning
Feasibility	No Known Opposition = 2 Possible Opposition = 1 Known Opposition = 0	1	HRA
Market Interest			
Evidence of market interest	High = 2 Medium = 1 Low = 0	2	Planning